| 076.0 | 0005 | 0012.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,091,200 | / | 1,091,200 |
| USE VALUE: | 1,091,200 | / | 1,091,200 |
| ASSESSED: | 1,091,200 | / | 1,091,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 47 | | COLUMBIA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DE ANGELIS CYNTHIA P/JOSEPH |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 47 COLUMBIA RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PAPOULIAS CYNTHIA - |
| Owner 2: | - |
| Street 1: | 47 COLUMBIA RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2621 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10939.000 | 567,500 | | 523,700 | 1,091,200 |
| Total Card | 0.251 | 567,500 | | 523,700 | 1,091,200 |
| Total Parcel | 0.251 | 567,500 | | 523,700 | 1,091,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.36 | /Parcel: 416.36

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 48433 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/10/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0012.0

!6367!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 567,500 | 0 | 10,939. | 523,700 | 1,091,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 552,000 | 0 | 10,939. | 523,700 | 1,075,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 551,900 | 0 | 10,939. | 523,700 | 1,075,600 | 1,075,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 397,600 | 0 | 10,939. | 486,300 | 883,900 | 883,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 394,500 | 0 | 10,939. | 486,300 | 880,800 | 880,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 394,500 | 0 | 10,939. | 426,500 | 821,000 | 821,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 394,500 | 0 | 10,939. | 389,000 | 783,500 | 783,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 379,000 | 0 | 10,939. | 344,200 | 723,200 | 723,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:47:38 |

**LAST REV**

| Date | Time |
|---|---|
| 09/28/18 | 09:34:26 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6367

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PAPOULIAS CYNTH | 42149-443 | | 3/1/2004 | Family | 1 | No | No | | |
| | 23609-468 | | 9/1/1993 | | 194,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48433 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/5/2004 | 967 | Wood Dec | 7,000 | | | G6 | GR FY06 | BRICK STEPS & DECK |
| 3/9/2004 | 244 | Addition | 169,000 | | | | | full second floor |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/10/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/2/2009 | Measured | 189 | PATRIOT |
| 7/29/2008 | External Ins | BR | B Rossignol |
| 11/2/2005 | Fieldrev-Chg | BR | B Rossignol |
| 3/1/2005 | Permit Visit | BR | B Rossignol |
| 4/28/2000 | Inspected | 263 | PATRIOT |
| 12/28/1999 | Missed Appt. | 276 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/15/1999 | Measured | 266 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10939 | | Sq. Ft. | Site | | 0 | 70. | 0.68 | 12 | | | | | | | | | 523,721 | | | | | | 523,700 | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.25112 | Total SF/SM: | 10939 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 523,721 | Spl Credit | Total: | 523,700 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## BATH FEATURES

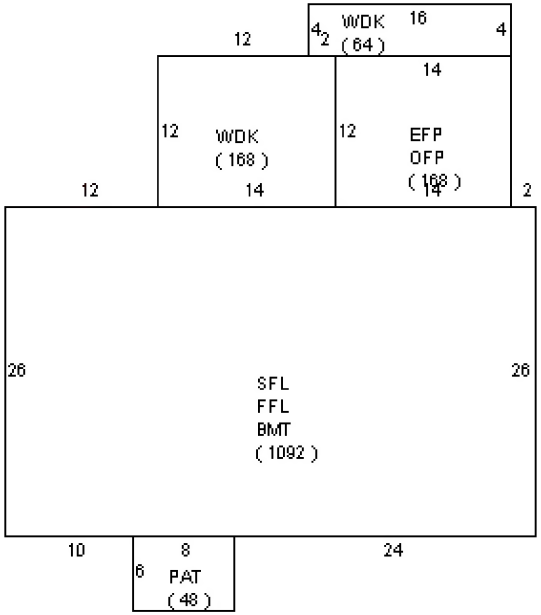
| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## COMMENTS

## SKETCH




## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2004 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.13076925 |
| Const Adj.: | 1.00739920 |
| Adj $ / SQ: | 159.479 |
| Other Features: | 112169 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 594886 |
| Depreciation: | 27365 |
| Depreciated Total: | 567521 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 175.43 |
| Special Features: | 0 | Val/Su Net: | 145.81 |
| Final Total: | 567500 | Val/Su SzAd | 259.84 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,092 | 60.280 | 65,829 |
| FFL | First Floor | 1,092 | 159.480 | 174,151 |
| SFL | Second Floor | 1,092 | 159.480 | 174,151 |
| WDK | Deck | 232 | 10.390 | 2,410 |
| EFP | Enclos Porch | 168 | 43.750 | 7,350 |
| OFP | Open Porch | 168 | 26.520 | 4,455 |
| PAT | Patio | 48 | 6.040 | 290 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | 3,892 | Total: | | 428,636 |
| Size Ad | 2184 | Gross Area | 3892 | FinArea | 2621 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | A | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

076.0-0005-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |

## IMAGE

AssessPro Patriot Properties, Inc